

ROUND STONE INDUSTRIAL PARK

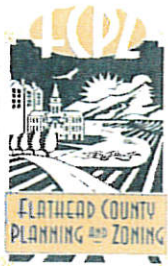
PRELIMINARY PLAT APPLICATION

for
Mike and Sharon Tikka
294 Stillwater Road
Kalispell, MT 59901



Jackola Engineering & Architecture, PC
2250 Hwy 93 South
Kalispell, MT 59901

JUL 11 2016



Flathead County

Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 1,450.00

SUBDIVISION NAME: Round Stone Industrial Park

OWNER(S) OF RECORD:

Name: Mike & Sharon Tikka Phone: 406.756.3240

Mailing Address: 294 Stillwater Road

City, State, Zip: Kalispell, MT 59901

Email: sharon@stillwaterelectric.com

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Jackola Engineering & Architecture, PC Phone: 406.755.3208

Mailing Address: 2250 Hwy 93 South

City, State, Zip: Kalispell, MT 59901

Email: rerickson@jackola.com

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip: _____

Email: _____

LEGAL DESCRIPTION OF PROPERTY:

Street Address NAA Cemetery Road

City/State & Zip Kalispell, MT 59901

Assessor's Tract No.(s) 0014099 Lot No.(s) 13F

Section 29 Township 28N Range 21W

GENERAL DESCRIPTION/TYPE OF SUBDIVISION:

4 lot light industrial with lots ranging from approximately 2 to 14 acres in size.

Number of Lots or Rental Spaces 4 Total Acreage in Subdivision 21.04
Total Acreage in Lots 21.04 Minimum Size of Lots or Spaces 1.14 (net)
Total Acreage in Streets or Roads 2.796 Maximum Size of Lots or Spaces 12.94 (net)
Total Acreage in Parks, Open Spaces and/or Common Areas _____

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family _____ Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park _____
Commercial _____ Industrial X Planned Unit Development _____
Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT:

IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS? The property is within 3 miles of Kalispell.

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$7,800 per acre

IMPROVEMENTS TO BE PROVIDED:

Roads: _____ Gravel X Paved _____ Curb _____ Gutter _____ Sidewalks _____ Alleys _____ Other _____
* Water System: _____ Individual X Shared _____ Multiple User _____ Public _____
* Sewer System: X Individual _____ Shared _____ Multiple User _____ Public _____
Other Utilities: _____ Cable TV X Telephone X Electric _____ Gas _____ Other _____
Solid Waste: _____ Home Pick Up _____ Central Storage X Contract Hauler _____ Owner Haul _____
Mail Delivery: X Central _____ Individual _____ School District: _____
Fire Protection: _____ Hydrants X Tanker Recharge _____ Fire District: South Kalispell
Drainage System: On site swales

* **Individual** (one user)

Shared (two user)

Multiple user (3-9 connections or less the 25 people served at least 60 days of the year)

Public (more than 10 connections or 25 or more people served at least 60 days of the year)

* If the water supply and wastewater treatment systems are shared, multiple user, or public, provide a statement of whether the systems will be public utilities as defined in 69-3-101 and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction. If exempt, provide an explanation for the exemption.

PROPOSED EROSION/SEDIMENTATION CONTROL: BMP's as needed.

VARIANCES: ARE ANY VARIANCES REQUESTED? No (yes/no)
(If yes, please complete the information on page 3)

SECTION OF REGULATIONS CREATING HARDSHIP: _____

PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED
BELOW: *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.

3. The variance will not cause a substantial increase in public costs, now or in the future.

4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.

5. The variance is consistent with the surrounding community character of the area.

APPLICATION CONTENTS:

1. Completed Preliminary Plat application (*If submitting bound copies of the application materials, please also include one unbound copy for replication purposes*).
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. An 'Adjoining Property Owners List' request form must be submitted with the application, with a separate fee (*see attached form*). The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:

**Flathead County Planning & Zoning Office 1035 First Avenue West
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210**

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.

Applicant Signature

Date

Owner(s) Signature (*all owners must sign*)

Date